

## **Wrightstown Township Planning Commission Meeting November 14, 2024**

The Wrightstown Township Planning Commission met on November 14, 2024 at the Township Meeting Room. Members in attendance were: Scott McBurney, Ed Rushing, Joseph Conroy, Dave Reed  
Also in attendance was: Jane Magne, Vicki Kushto

### **Call to Order:**

The meeting was called to order at 7:30pm

### **Public Comment:**

- No public comment

### **Approval of Minutes:**

- The minutes of October 10, 2024 were approved without any changes.

### **Old Business:**

- **Impervious surface/storm water management** was discussed briefly. Storm water directed to the roadways, discharged from private properties was discussed. Further discussion is needed on reduction plans. Judith Goldstein will provide her expertise in our discussions in January 2025.
- **Noise Ordinance** discussion was tabled

### **New Business**

- **ZHB Application for 875 Cherry Lane** was reviewed. Present Christine and Charles Walter. The requested variances were for relief from front yard setback and building height. The current property has a nonconforming front yard setback. (Existing front yard setback is 78 feet the permitted setback is 100 feet.) The applicants are requesting a front yard setback of 67 feet 3 inches. This is an additional encroachment of 10 feet 9 inches from the current nonconforming front yard setback. The other variance request for the nonconforming structure is to raise the height of the building to 25 feet, 6 inches. The existing height of the building is 15 feet 3 inches (Maximum permitted in the district is 35 feet.)

The applicants before proceeding to finalize their plan want to apply for a ZB relief for both the front yard setback and the structure height.

The applicants submitted architectural drawings, which included a picture of the present structure, proposed building with a plot plan. The drawings include a proposed driveway and proposed conceptual structure, which was not noted in the ZHB application or the impervious calculations. The topography lines also show the septic system area slopes towards the house.

The applicants agreed that additional information would be needed to build the structure(s), such as storm water management plan including impervious surface calculations for the total proposed buildings and driveway. The applicants agreed to discuss this with their Architect: Matthew V. Pitrowshi  
Given the applicants desiring more relief from an already nonconforming front yard, the PC wanted additional items, landscaping to soften the streetscape and having the storm water directed towards the back of the property, mitigating storm water runoff directed towards the roadway.

The PC members recommended approved for the variance to the front yard setback and height with the above consideration

The PC members noted the application did not address storm water management or the additional structure and driveway.

- **Signatory Authority:** To give the authority to sign time sensitive documents without a PC meeting to all the PC members i.e. sewer

documents. At the PC next meeting the signed documents will be reviewed. A motion was made, seconded and passed unanimously by vote.

### **Further Discussions For Future Meetings**

- **Solar panels including Grid Scale Solar**
- **Impervious surface/storm water management**
- **Abandoned appurtenances**

### **Adjournment:**

- A motion was made, seconded and voted to adjourn the meeting

**Respectfully Submitted**  
**Joseph Conroy**